TWIN FALLS SUBDIVISION

DESCRIPTION

Situated in the State of Ohio, County of Hocking, Township of Good Hope and being a part of a parcel of land conveyed to Robert Martin (hereinafter referred to as "Grantor") in Official Record 297, Page 65 and located in the Northwest quarter of Section 35, Township 13, Range 18 and being more particularly described as follows:

Commencing for reference at an iron pin set, said iron pin being the Northwest Quarter of Section 35 and the Grantor's Northwesterly property corner;

Thence S 84° 12' 36" E along the North line of Section 35 and the Grantor's Northerly property line a distance of 1048.92 feet to a point (passing an axle found at 681.38 feet);

Thence S 05° 47' 24" W along a reference line to the South a distance of 2458.56 feet to a point, said point being in the center** of Donaldson Road (Township Road 121), on the Grantor's Easterly property line, the Westerly property line of a parcel of land conveyed to Scott and Megan Anzalone in Official Record 181, Page 929 and the TRUE POINT OF BEGINNING for the parcel herein described;

Thence with the center** of Donaldson Road, along the Grantor's Easterly property line and the Westerly property line of the aforementioned Anzalone parcel the following six (6) courses:

1) S 06° 56' 00" E a distance of 129.62 feet to a point;

2) S 16° 09' 00" E a distance of 136.39 feet to a point;

3) S 04° 49' 00" E a distance of 129.61 feet to a point;

4) S 13° 23' 00" E a distance of 97.95 feet to a point;

5) S 09° 28' 00" E a distance of 357.35 feet to a point;

6) S 02° 12' 00" E a distance of 66.29 feet to a point, said point being at the intersection of Donaldson road and Miller Road (Township Road 33), the Grantor's Southeasterly property corner, the Southwesterly property corner of the aforementioned Anzalone parcel and on the Northerly property line of a parcel of land conveyed to William and Tammy Wagner in Official Record 55, Page 687;

Thence N 82° 59' 00" W with the center** of Miller Road and along the Grantor's Southerly property line, the Northerly property line of the aforementioned Wagner parcel, passing Ovid Road (Township Road 87), along the Northerly property line of a parcel of land conveyed to Gerald and Doralee Powell in Official Record 12, Page 860 and the Northerly property line of a parcel of land conveyed to John Rapp and James Reeves in Official Record 287, Page 132 a distance of 567.66 feet to a point, said point being the Grantor's Southwesterly property corner and the Southeasterly property corner of a parcel of land conveyed to Ramona Taulbee in Deed Volume 210, Page 453 and Official Record 152, Page 67;

Thence leaving the center of Miller Road and along the Grantor's Westerly property line and the Easterly property line of the aforementioned Taulbee parcel the following four (4) courses:

1) N 06° 03' 19" E a distance of 293.76 feet (passing a 6" diameter concrete monument set , 30" in length with a 5/8" rebar and a 1 5/16" plastic ID cap inscribed "CASSELL S-6378" at 30.00 feet) to a 3/4 inch iron pipe found;

2) N 89° 26' 08" W a distance of 199.63 feet to a 3/4 inch iron pipe found;

3) N 43° 27' 00" W a distance of 436.98 feet to a 48" Poplar (passing an iron pin set at 426.98 feet);

4) N 03° 35' 42" E a distance of 458.04 feet to a 6" diameter concrete monument set, 30" in length with a 5/8" rebar and a 1/5/16" plastic ID cap inscribed "CASSELL S-6378" (passing an iron pin set at 10.00 feet);

Thence leaving the Grantor's Westerly property line and the Easterly property line of the aforementioned Taulbee parcel and through the Grantor's lands the following three (3) courses:

1) S 86° 25' 02" E a distance of 663.88 feet to an iron pin set;

2) S 43° 54' 05" E a distance of 181.88 feet to a 6" diameter concrete monument set, 30" in length with a 5/8" rebar and a 1/5/16" plastic ID cap inscribed "CASSELL S-6378";

3) S 46° 53' 20" E a distance of 91.34 feet (passing an iron pin set at 47.83 feet) to the point of beginning, containing 18.082 Acres, more or less, and subject to all legal easements and rights of way of record.

** This is the center of road as referred to in deed of record recorded in Official Record 297, Page 65 and does not fall within the center and/or traveled portion of Donaldson Road or Miller Road.

All iron pins set are 5/8-inch iron pins 30" in length with a 1 5/16" plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the North line of Section 35, Township 13, Range 18 and bears S 84° 12' 36" E and is for the determination of angles only.

SURVEYOR'S STATEMENT

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 31st day of Aug, 2004 and that said plat is a correct representation of the premises as determined by said survey and that all monuments shown hereon actually exist and are correctly shown. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.

Jerry L. Cassell, P.S. Ohio Professional Surveyor No. 6378

OWNER'S STATEMENT:

OWNER: Robert Martin
27601 Leater Road
Rockbridge, Ohio 43149
740-385-4931

DEVELOPER: Robert Martin
27601 Leater Road
Rockbridge, Ohio 43149
740-385-4931

SURVEYOR: Cassell & Associates, LLC
20525 Buena Vista Road
Rockbridge, OH 43149
(740) 969-0024

STATEMENTS: Situated in the State of Ohio, County of Hocking, Township of Good Hope, Section 35, Township 13, Range 18, and being part of a tract of land conveyed to Robert Martin in Official Record 297 at page 65.

The undersigned, Robert Martin does hereby certify that the attached plat correctly represents "Twin Falls Subdivision", a subdivision of Lots 1 to 6 inclusive, and does hereby accept this plat of same and dedicate to public use all roads and public areas shown hereon and not heretofore dedicated. The undersigned further agree that any use or improvements made on the land shall be in conformity with all existing valid zoning, platting, health or other lawful regulations of the State of Ohio and County of Hocking for the benefit of themselves and all other subsequent owners or assignees taking title from, under or through the undersigned.

In witness thereof, Robert Martin hereunto set his hand this 13 day of Sept. 2004.

Witnesses: Jeff S. Hunter, JEFF S. HUNTER — Owner: Robert J. Martin, ROBERT J. MARTIN
Printed Name — Printed Name
Witness — Owner
Printed Name — Printed Name

STATE OF OHIO, COUNTY OF HOCKING
Before me, a Notary Public, in and for said county, personally came Robert Martin, who acknowledged the signing of the forgoing instrument to be his voluntary act and deed.
In witness whereof, I have hereunto set my hand and affixed my official seal this 13 day of Sept., 2004.

Notary Public — Hocking County
My Commission Expires 1-13-07 — SEALED BELOW

RESTRICTIONS

The following restrictions apply to each lot in Twin Falls Subdivision unless specifically modified in the deed of conveyance of the specific parcel.

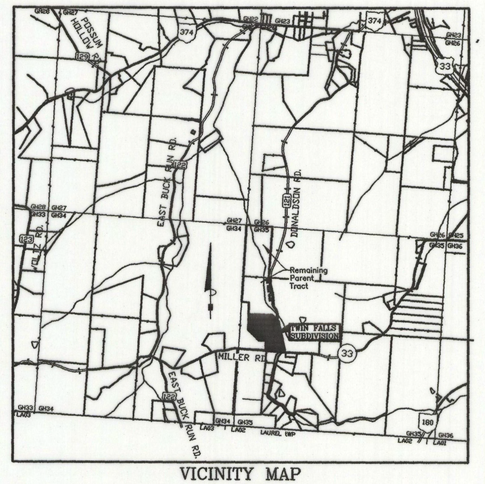
INTRODUCTION, DEFINITION & CONCEPT

Twin Falls Subdivision consisting of 6 Lots is a planned Subdivision where one may live, work and play after investing in one's dream home on acres of land protected by restrictions. Features, particularly in architecture and landscape, both natural and man-made, have been selectively woven into the Twin Falls Subdivision infrastructure and serve to unite the community pride of its inhabitants. The primary purpose of these restrictions is to better assure that builders of single-family residential units will conform and adhere to the same high standards of design excellence. The restrictions seek to establish a design framework which the individual builder will use as guidelines for site improvement, with latitude and flexibility (on one hand) balanced against preserving the value, consistency and integrity of Twin Falls Subdivision (on the other hand). The Master Design Guidelines will hopefully, serve to guide, inform, aid and inspire to the same extent as they may prohibit, restrict, and require.

RESTRICTIONS

The following restrictions shall apply relative to the construction of any building, structures, fence, wall or improvement of any kind or nature to be erected or placed on said premises.

1. No more than one single family dwelling house and attached or detached garage shall be erected on said premises.
2. Said premises or any building erected thereon shall not at any time be used for the purpose of any trade, business or manufacture.
3. No intoxicating liquors shall be manufactured for sale, kept for sale, or sold on said premises.
4. No structure of a temporary character, camper, mobile home, trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time either temporarily or permanently for dwelling or storage purposes, nor shall campers, mobile homes or trailers be stored on said premises. RV's or boats must be stored behind dwelling.
5. No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
6. No noxious or offensive activity shall be carried on upon said premises, nor shall anything be done thereon which may become annoyance or nuisance to the adjoining property.
7. No soil or trees shall be removed from said premises for any commercial use. Cutting of trees shall be limited to the extent necessary for the clearing the foundation site for construction and landscaping.



VICINITY MAP
Scale: 1"=2000'

8. Use of firearms on the premises is prohibited. The premises shall be kept clean and free of trash, garbage and debris at all times. Advertising signs, other than for sale of said premises, are prohibited.
9. Any structure shall be of brick, wood, HIGH GRADE Vinyl, stone construction or stucco, all of a neutral color, except that concrete block may be used for foundations, basement walls and fireplaces or in any other places where the same will not be exposed to view from the outside. Concrete block may be used for structures as as long as exterior is finished with material listed above.
10. There shall be no hunting with firearms or a bow and arrow or trapping allowed on said premises. Practice or target shooting with bow and arrow is permitted.
11. Mail boxes shall be of high quality construction and similar in design to others within the subdivision.
12. No non-operable, wrecked or junked vehicles shall be kept on said premises for a period in excess of 14 days.
13. These restrictions shall run with the land and are for the protection of all lots in the Twin Falls Subdivision and the lands adjacent thereto.
14. Minimum square footage of all one story dwellings shall be 2000 SF and all two story dwellings shall be 2200 SF.
15. Above ground or in ground swimming pools shall be located to the rear of the dwelling.
16. Gutters and eaves down spouts must be installed on each dwelling.
17. Household pets shall be restricted from roaming freely within the subdivision.

GENERAL NOTES

1) ALL LOTS DEPICTED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
2) Building Setback Lines shall be 40' from all subdivision lot lines.
**PLAT SHOWS 40' FROM RIGHT OF WAY?
3) Utility Easement Reservations:
10.0' Around Perimeter of Sub.
10.0' Either Side of all Common Lot Lines.
4) Driveway culverts shall be installed, if needed, by the Owner at the time of construction of the residence in accordance with sound construction procedures. Driveway culverts shall be a minimum of 12 inches in diameter and a minimum length of 20 feet.
5) The Developer Will Ensure that Electrical Service Will Be Provided in the Subdivision.
6) Water bars should be installed on all roadways on sloped hillsides.
7) Vegetative cover should be left on site to distribute rain drop impact on bare, disturbed soils. Trees to be left on site should be clearly marked to avoid damage from equipment during the site preparation material delivery, and any and all phases of development. The root zone (which extends to just below the crown of the trees), should be flagged off or otherwise marked to keep the roots safe from excessive traffic or digging.

GENERAL NOTES (Cont.)

8) Stockpile topsoil in separate piles from subsoil for later use to reestablish vegetative cover after final construction. Place sediment barriers around the topsoil to avoid loss to erosion during construction time.
9) Temporarily seed and mulch any denuded areas within 7 days of disturbance if the site is to remain dormant for longer than forty-five days.
10) Maintain sediment control practices until completion of the construction phase.
11) The area of this subdivision is un-zoned
12) No lot shall be graded to create any new slope greater than 1 in 5 or as specified under Section 4.80 of the Hocking County Subdivision Regulations.
13) There will be no future development within two (2) years of final plat approval.
14) All on lot sewage disposal and water supply facilities for individual dwellings shall be approved by the Hocking County Health Department.

DECLARATION OF PRIVATE ACCESS EASEMENT

This declaration and agreement is made and entered into by and between all of the owners of Lot No. 1 through Lot No. 5, inclusive, of the Twin Falls Subdivision.

An access easement, illustrated on the Plat of Survey of the Twin Falls Subdivision on record in Plat Cabinet ____, Page ____ is to be on property included in the above mentioned Lots. An access easement is granted to the above Lots having a total width of 60 feet (30 feet either side of the Lot line).

The covenants, agreements, restrictions and reservations included in this declaration agreement shall run with the real estate described above and shall be binding upon and shall inure to the benefit of all subsequent grantees, their respective heirs, successors and assigns.

By declaring this access easement, the owners of the subject Lots do for themselves, and for their grantees, respective heirs, successors, and assigns, agree to take permanent responsibility for the maintenance, repair, and upkeep of the subject private roadway/easement. Therefore, at no time shall the current or future Lot owners seek to force Good Hope Township, Hocking County or the State of Ohio to assume ownership or responsibility for the said private roadway/easement. Easements that meet the standards included in Section 4.40 of the Hocking County Subdivision Regulations may be dedicated as public roads as part of subdivision plats or according to other procedures outlined in the Ohio Revised Code only if all parties, including Good Hope Township and Hocking County, agree to said dedication.

This declaration agreement may be modified or superseded so long as said modification or superseding agreement is in writing, approved by the unanimous consent of all Lot owners and that said modifications or superseding agreements meet all conditions set out in Section 4.40 of the Hocking County Subdivision Regulations. Also, said modifications or superseding agreements shall not remove any other restrictions which may have been required by the Hocking County Planning Commission. Each modification or superseding agreement shall be recorded in the County Recorder's Office.

PROVISIONS:

1. Lot owners shall meet annually to determine the need for and the cost of maintenance for the private roadway. Grass and weed control and ditch maintenance shall be the responsibility of each Lot owner for his portion of the private roadway.

2. The terms "maintenance," "repair," and "upkeep" as used in this agreement shall be interpreted in their broadest sense. The terms include, but in no way be limited to, snow removal, replacement of stone or gravel, the removal of obstructions and overhangs from the private roadway as needed, tar and chipping, and dust control together with all associated labor costs.

3. Relative to the total expense for maintenance, repair, and upkeep of the easement and private roadway, each respective Lot shall be responsible for twenty percent (20%) of the total expense. However, Lot No. 2 and Lot No. 3 shall have no maintenance liability West of their Westerly property line.

4. The improved private roadway shall be fourteen (14) feet in width.

5. The common access easement shall, at all times, be free from obstructions of any kind so as to allow for the proper passage of motor vehicles. All trees, overhanging branches, or other obstructions to the free passage of public safety vehicles shall be removed and shall be kept removed and maintained at all times.

6. Unless otherwise agreed to in writing by the unanimous consent of the Lot owners, no compensation shall be paid to any owner of said Lot who personally provides for maintenance, repair, or upkeep of any area of the common access private roadway. Any work so done by any party without the unanimous consent of all Lot owners shall be considered to be gratuitous in nature. An agreement to provide compensation to a Lot owner for maintenance, repair, or upkeep of the private roadway shall be in writing and shall be with the unanimous consent of all Lot owners. Said agreement may be terminated by approval of two-thirds (2/3rds) of the Lot owners.

STATE OF OHIO JERRY L. CASSELL S-6378 REGISTERED SURVEYOR

APPROVALS:

HOCKING COUNTY ENGINEER
I hereby approve this plat on this 13th day of Sept., 2004
Hocking County Engineer

REGIONAL PLANNING OFFICER
I hereby approve this plat on this 3rd day of Sept., 2004
Regional Planning Officer

HOCKING COUNTY COMMISSIONERS
We hereby approve this plat on this_____ day of _____, 20__
Hocking County Commissioners (President)

REGIONAL PLANNING COMMISSION
This plat was approved by the Regional Planning Commission on this 14th day of Sept., 2004
Representative, Title

HOCKING COUNTY HEALTH DISTRICT
I hereby approve this plat on this 14 day of Sept., 2004
Hocking County Board of Health

TRANSFER AND RECORDING:

HOCKING COUNTY AUDITOR
Transferred on this 14th day of September, 2004
By:_____ Kenneth R. Wilson, Athens Hocking County Auditor

HOCKING COUNTY RECORDER
File No. 5085
Received on this 14th day of SEPT., 2004, at 2:19 P. M.
Recorded on this 14th day of Sept., 2004, at 2:19 P. M.
Recorded in Plat Book No. 2, Page 114-115
Fee $172.80
By: Sandra K. Leach-Hunt
Deputy — Hocking County Recorder

200400005085
Filed for Record in
HOCKING COUNTY, OHIO
SANDRA K LEACH-HUNT
09-14-2004 At 02:19 pm.
PLAT 172.80
OR Book 2 Page 114 - 115

#5883 10/29/04 SEE AFFIDAVIT ORV. 319 P.405

TWIN FALLS SUBDIVISION		
FOR: Robert Martin	BY: Jerry L. Cassell	1/2
DATE: June 21, 2004	PROJ. NO.:H0020204	
REV:		
REV:		

CASSELL & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 969-0024